

ORDINANCE C-16-05

AN ORDINANCE FOR THE REZONING OF 37.98+ ACRES LOCATED SOUTH OF STRINGTOWN ROAD AND EAST OF BUCKEYE PARKWAY FROM SF-1 TO C-2

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission recommended approval of the rezoning on February 08, 2005, contingent upon the stipulation that the applicants agree to comply with a letter signed by Donald Plank, Joseph Ciminello and David Kass pertaining to the future submittal of a Development Plan for this entire site.

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to C-2, contingent upon the stipulation set by Planning Commission:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 469 and being 37.98 acres, with tracts being conveyed to David E. Dille, Russell L. Kanode Jr. and Mildred J. Kanode, Donald E and Lois E. Ransburgh, Robert A and Nancy G Devine, Elizabeth T. Morbitzer, and Stanley Wraye, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

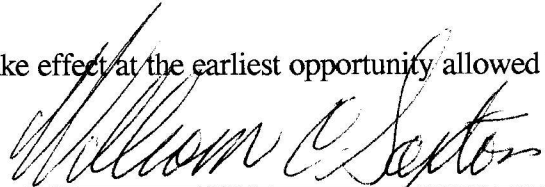
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 04-04-05
Effective: 05-04-05

Attest:

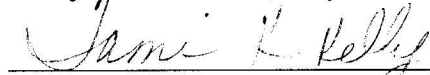
I Certify that this ordinance
is correct as to form.



William E. Saxton, President of Council



Cheryl L. Grossman, Mayor



Tami K. Kelly, MMC, Clerk of Council



Thomas R. Clark, Director of Law

C-16-05
EXHIBIT "A"
**ZONING OF
33.36 ACRES**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey Number 469, being all of the following tracts, a 4.00 acre tract conveyed to David E. Dille by deed of record in Official Record 24526 D01, a 3.899 acre tract conveyed to Russell L. Kanode Jr. and Mildered J. Kanode by deed of record in Deed Book 3785, Page 544, a 5.00 acre tract conveyed to Donald E. and Lois E. Ransburgh by deed of record in Official Record 28223 C17, a 1.00 acre tract conveyed to Leland Garrabrant by deed of record in Deed Book 2619, Page 293, a 1.010 acre tract conveyed to Robert A. and Nancy G. Devine by deed of record in Official Record 26359 C20 and part of a 47.082 acre tract conveyed to Elizabeth T. Morbitzer by deed of record in Official Record 4269 I17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, at a point in the southerly right-of-way line of Stringtown Road at a common corner of a 5.00 acre tract conveyed to Donald E. and Lois E. Ransburgh by deed of record in Official Record 28223 C17 and a 2.00 acre tract conveyed to Margaret Smalley by deed of record in Instrument Number 200302250054676;

Thence with the perimeter of said tracts the following courses and distances:

South 14° 05' 14" West, a distance of 1055.36 feet, to a point;

South 74° 47' 26" East, a distance of 892.95 feet, to a point;

South 13° 21' 11" West, a distance of 597.86 feet, to a point;

North 76° 38' 49" West, a distance of 1339.03 feet, to a point;

North 13° 23' 25" East, a distance of 639.44 feet, to a point;

North 74° 46' 37" West, a distance of 146.28 feet, to a point;

North 14° 09' 55" East, a distance of 1052.58 feet, to a point in the southerly right-of-way line of Stringtown Road;

South 75° 13' 44" East, a distance of 591.12 feet, with the southerly line of Stringtown Road, to the POINT OF BEGINNING, and containing 33.36 acres, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

C-16-05
EXHIBIT "A"
ZONING OF
4.62 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey Number 469, being all of a 4.62 acre tract conveyed to Stanley Wray, et al by deed of record in Instrument Number 199904120090741 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, at a point in the southerly right-of-way line of Stringtown Road at the northeasterly corner of said 4.62 acre tract;

Thence with the perimeter of said 4.62 acre tract the following courses and distances:

South $14^{\circ} 10' 18''$ West, a distance of 1043.86 feet, to a point;

North $74^{\circ} 46' 37''$ West, a distance of 193.77 feet, to a point;

North $14^{\circ} 01' 05''$ East, a distance of 1019.14 feet, to a point in the southerly right-of-way line of said Stringtown Road;

Thence South $81^{\circ} 58' 43''$ East, a distance of 197.61 feet, with said southerly right-of-way line, to the POINT OF BEGINNING, and containing 4.62 acres, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

ZONING EXHIBIT

VIRGINIA MILITARY SURVEY NUMBER 469
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

